

170.B

0001

0409.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

553,200 / 553,200

USE VALUE:

553,200 / 553,200

ASSESSED:

553,200 / 553,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 409

Owner 1:	WU RUIRUO
Owner 2:	
Owner 3:	

Street 1: 88 PARK AVENUE #409

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HUFFMAN ROBERT A -

Owner 2: -

Street 1: 88 PARK AVENUE #409

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	553,200			553,200		143927
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18

PREVIOUS ASSESSMENT									Parcel ID	170.B-0001-0409.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	102	FV	537,400	0	.	.	537,400	537,400	Year End Roll	12/18/2019	
2019	102	FV	529,400	0	.	.	529,400	529,400	Year End Roll	1/3/2019	
2018	102	FV	436,900	0	.	.	436,900	436,900	Year End Roll	12/20/2017	
2017	102	FV	373,800	0	.	.	373,800	373,800	Year End Roll	1/3/2017	
2016	102	FV	373,800	0	.	.	373,800	373,800	Year End	1/4/2016	
2015	102	FV	348,600	0	.	.	348,600	348,600	Year End Roll	12/11/2014	
2014	102	FV	334,700	0	.	.	334,700	334,700	Year End Roll	12/16/2013	
2013	102	FV	334,700	0	.	.	334,700	334,700		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUFFMAN ROBERT	68301-585		10/28/2016		510,000	No	No		
MIGHDOLL PHILLI	27384-372		6/13/1997		194,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/23/2018										Measured	DGM	D Mann
3/21/2017										SQ Returned	MM	Mary M
5/6/2000											197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3	- BrickorStone			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 7	- Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2	- Hip			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: N	- NONE			Fppl: 0	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1984	Eff Yr Blt:			Location: S	- Side													
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G18	Fact: .			Floor: M	- Multi-Level													
Const Mod:				% Own: 2.039999962														
Lump Sum Adj:				Name: 29 - 6044														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	16. %			Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 1	- Drywall			Functional:				Interior:				1	5	2	0			
Sec Int Wall:				Economic:				Additions:										
Partition: T	- Typical			Special:				Kitchen:										
Prim Floors: 4	- Carpet			Override:				Baths:										
Sec Floors:				Total:	16.8 %			Plumbing:										
Bsmnt Flr:				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 320.00				Heating:										
Bsmnt Gar:				Size Adj.: 0.96511626				General:										
Electric: 3	- Typical			Const Adj.: 1.04989493														
Insulation: 2	- Typical			Adj \$ / SQ: 324.247														
Int vs Ext: S				Other Features: 37952														
Heat Fuel: 3	- Electric			Grade Factor: 1.10														
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.32500005														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 664955														
% Com Wall	% Sprinkled:			Depreciation: 111712														
				Depreciated Total: 553242														
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:										
Make:																		
Model:																		
Serial #:																		
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
170.B-0001-0409.0																		
More: N	Total Yard Items:				Total Special Features:				Total:									